



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **6 Charles Street – Determination of Significance**
Tax ID: 160.22-2-17
Case: CAUD 2015-63

A. Review Requested

The City of Binghamton submitted an application for Design Review for the premises located at 6 Charles Street, Tax Map number 160.22-2-17. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

B. Proposal

The Applicant has proposed to demolish a vacant industrial structure. The building appears to be in sound structural condition with few exterior signs of deterioration. Several windows have been broken through vandalism or trespassing, and are now boarded up with plywood panels. The site reviewer was not able to gain access to the building's interior. There are no current plans for the future re-use of the site, instead the site will be maintained as an open plot for future development.

C. Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support this criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

There is no information to support this criteria.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	circa. 1960
Land Use	I-2 Industrial District, Building is vacant
Significance	The building is constructed in a vernacular industrial form from pre-fabricated concrete blocks. Sanborn Maps from 1898 indicate that there were two properties constructed on the site. One was a saloon, and later is listed as a shop, the other is listed as dwellings and stayed dwellings. Both buildings were represented on maps until 1952 when Sanborn Maps stopped being produced. City assessment records estimate the current structure was constructed in 1960. There is no evidence supporting the current structure is significant.
Condition	The building is in fair condition on a dilapidated site. Windows are boarded up, and it appears to have been vacant for some time. The interior conditions are unknown.

E. Photographs



West and south facing facades. (Oct. 13, 2015)



West facing, main façade. (Oct. 13, 2015)



North façade, facing train tracks. (Oct. 13, 2015)